



SITE DEVELOPMENT

Get Your Property Site-Ready and Get Noticed

When companies evaluate new site locations for operations, they often solicit site submissions on a national scale, resulting in a very competitive marketplace. REDI is one of hundreds of economic development organizations across the country submitting for site selection projects. It is imperative that the region's inventory of sites and buildings is ready for these requests to win projects, growing the number of jobs and investment in the Cincinnati region.

Site Readiness

Site readiness is the **preparedness of a site for construction**. With the right approvals and due diligence in place, construction can begin almost immediately. This significantly reduces risk for the company evaluating significant investment in new operations. The closer to site-ready a property is, the more competitive the site.

DUE DILIGENCE

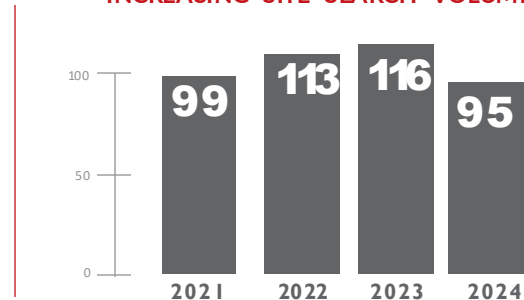
Items to address:

- Phase I Environmental Site Assessment
- Archaeological Study
- Geotechnical Assessment
- Endangered Species Study
- Stream/Wetlands Delineation

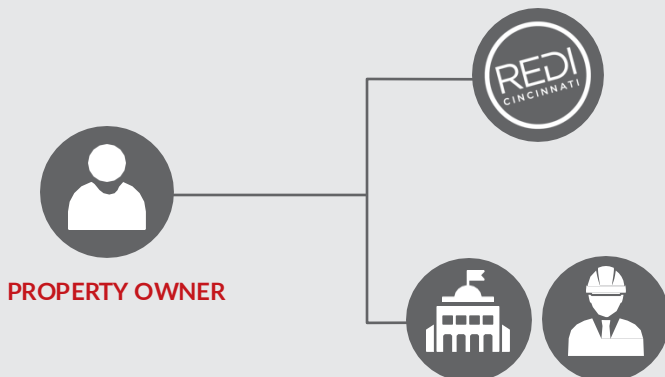
OTHER CONSIDERATIONS:

- Site is clear and graded
- Utilities are in place to the site boundary and have excess capacity

INCREASING SITE SEARCH VOLUME



Partners for Site Development



REGIONAL ECONOMIC DEVELOPMENT INITIATIVE (REDI) CINCINNATI

REDI Cincinnati is the regional economic development partner for the Cincinnati region. As such, REDI performs and responds to commercial real estate site searches for companies looking at locating in the region.

LOCAL GOVERNMENT & LEDOS (LOCAL ECONOMIC DEVELOPMENT OFFICIALS)

Your local economic development officials can serve as a focal partner to you in this process. They can connect you to utility providers, real estate brokers and other technical resources. They can also be a great resource for due diligence and on recent local real estate transactions.



ZOOMPROSPECTOR OVERVIEW

REDI Cincinnati maintains a property database called **ZoomProspector**. Local economic development officials keep it up to date. This ensures all information is accurate and **available immediately** once a site request is received from a potential project.

Your local economic development officials can assist you in gathering this information and packaging it for the ZoomProspector database. Below is a template of information that is needed for your property to be added to ZoomProspector. The more information included, the more competitive a site will be. **Not having it complete does not disqualify a site**; however, REDI Cincinnati will not submit a site that does not meet criteria requested from clients.

Additional documents to include:

- pictures of property
- property brochure
- aerial map outlining property boundary
- executive summaries for due diligence

ZOOMPROSPECTOR BASIC INFORMATION

BUILDING OR SITE _____
 PROPERTY NAME _____
 PROPERTY ADDRESS _____
 CITY _____
 COUNTY _____
 STATE, ZIP CODE _____
 LATITUDE, LONGITUDE _____
 MINIMUM SIZE _____
 MAXIMUM SIZE _____
 PROPERTY TYPE _____
(vacant land or build to suit)
 SALE PRICE OR LEASE PRICE _____
(negotiable unacceptable)

COMMONLY REQUESTED INFORMATION

SITE OWNER _____
 TOTAL ACREAGE _____
 CONTIGUOUS DEVELOPABLE ACREAGE _____
 ZONING _____
 TOPOGRAPHY _____
 PERMITTING INFORMATION _____
 FLOODPLAIN _____
 NEAREST HIGHWAY _____
(distance in miles)
 NEAREST FOUR-LANE HIGHWAY _____
(distance in miles)
 NEAREST INTERSTATE _____
(distance in miles)
 NEAREST AIRPORT _____
(distance in miles)
 NEAREST INTERNATIONAL AIRPORT _____
(distance in miles)
 NEAREST PORT _____
(distance in miles)
 IS THE PROPERTY RAIL-SERVED? _____

DUE DILIGENCE

Completed: Yes or No, if yes, list year completed

PHASE I ENV. ASSESSMENT (ESA) Y N _____
 PHS II ESA Y N _____
(if applicable)
 GEOTECHNICAL ASSESSMENT Y N _____
 STREAM & WETLAND DELINEATION Y N _____
 ENDANGERED SPECIES ASSESSMENT Y N _____
 ARCHAEOLOGICAL STUDY Y N _____

UTILITIES

ELECTRIC SERVICE

DISTANCE OF NEAREST ELECTRIC LINE _____
(at site or # ft.)
 LINE VOLTAGE _____
 LINE EXCESS CAPACITY _____
(MW)

NATURAL GAS SERVICE

DISTANCE OF NEAREST NATURAL GAS LINE _____
(at site or # ft.)
 LINE SIZE _____
(inches)
 LINE PRESSURE _____
(PSI)
 LINE EXCESS CAPACITY _____
(MCF/Month or MCF/Hour)

WATER SERVICE

DISTANCE OF NEAREST WATER LINE _____
(at site or # ft.)
 LINE SIZE _____
(inches)
 LINE CAPACITY _____
(gallons per day)
 SYSTEM TOTAL CAPACITY _____
(million gallons per day)
 SYSTEM EXCESS CAPACITY _____
(million gallons per day)

WASTEWATER SERVICE

DISTANCE OF NEAREST WASTEWATER LINE _____
(at site or # ft.)
 LINE SIZE _____
(inches)
 LINE TYPE _____
(gravity or force main)
 LINE CAPACITY _____
(gallons per day)
 CAPACITY OF PUMP STATION OR LIFT STATION _____
(if applicable) (gallons per day)
 SYSTEM TOTAL CAPACITY _____
(million gallons per day)
 SYSTEM EXCESS CAPACITY _____
(million gallons per day)

TELECOMMUNICATIONS

TYPE OF SERVICES OFFERED _____

Please submit form to
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 (513) 579-3131

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